

C) "Home occupations" means conduct of a gainful occupation or profession customarily carried on by an occupant of a dwelling unit as a subordinate use which is clearly incidental to the use of the dwelling unit for residential purposes. Home occupations shall be governed by the regulations provided in HMC [18.05.060\(H\)](#).

(H) Home Occupation Regulations. In addition to the standards of the underlying zoning district, home occupations in the town shall be governed by the following:

(1) There shall be no exterior sign or display, except as allowed in the sign regulations for the district in which such home occupations may be located. Additionally, there shall be no exterior manifestations of such home occupations which would adversely affect the neighborhood.

(2) No more than one person, other than members of the resident family, shall be employed at a home occupation at any time.

(3) There shall be no sales or storage of products or services not produced on the premises. However, in no case shall any outdoor production, storage, or sale of any product or service be permitted.

(4) Parking and Traffic.

(a) A maximum of two parking spaces beyond the requirements of the underlying zoning district may be used for the home occupation.

(b) Off-street parking spaces shall be limited to the driveway area or a maximum 20-foot depth concrete or asphalt pad directly accessed from an alley. No parking lots or other parking facilities, including driveway expansion, shall be permitted.

(c) Where off-street parking is unfeasible, on-street parking may be utilized for the home occupation. The use of on-street parking for such home occupation shall only be allowed between 8:00 a.m. and 6:00 p.m. per business day.

(d) The home occupation shall not generate pedestrian or vehicular traffic beyond that normal to the district in which it is located.

(5) Home occupations shall not involve the use of commercial vehicles or trailers that include hoisting devices, snow plows, cargo containers, or other similar commercial type equipment or fittings, for delivery of materials to or from the premises. A vehicle not to exceed one ton may be

used in conjunction with the home occupation, provided it is owned by the operator of such home occupation and stored in an entirely enclosed garage when not in use.

(6) A maximum of one room in the dwelling unit shall be employed for the home occupation. However, in no case shall more than 25 percent of the ground floor area of the residence shall be used for the home occupation.

(7) No building or space outside of the main building shall be used for home occupational purposes except for agricultural uses.

(8) A "home occupation" shall be limited to domestic crafts and professional services as listed below:

(a) Art studio.

(b) Photography and videography.

(c) Custom dressmaking and sewing.

(d) Professional office of a clergyman.

(e) Lawyer.

(f) Physician or dentist, when limited to one patient at a time and when located in a dwelling occupied by the same.

(g) Architect or engineer.

(h) Interior design.

(i) Computer programming and word processing.

(j) Realtor.

(k) Accountant.

(l) Notary public.

(m) Internet commerce sales, including stock and commodity trading.

(n) Barber or beauty shop, when limited to one customer at a time and when located in a dwelling occupied by the same.

(o) Teacher of music, dance, and other instruction when limited to one pupil at a time and when located in a dwelling occupied by the same.

(9) Home occupations shall not be construed to include such uses as the following:

(a) Medical clinic or hospital.

(b) Tea room or restaurant.

(c) Gift shop or millinery shop.

(d) Machine shop or automobile repair shop.

(e) Bed and breakfast inn.

(f) Short-term housing rental.

(g) Commercial stable or kennel.

(h) Construction shop and related uses, such as landscaping.